Manhattan-East Side

ELEVEN ROOMS Park Ave., 900. 4 baths: \$7,100. Pense & Elliman, 340 Madison Ave Park Ave., 270. Douglas L. Elliman & Co., 15 E. 49th St. Park Ave., 830. 3 baths, \$7,500. Douglas L. Elliman & Co., 15 E. 49th St.

TWELVE ROOMS

Ph Ave. and 58th St., Alwyn Court. Douglas Gibbons & Co., 6 E. 45th St. Sith St., 11 E. Pease & Elliman, 340 Madison Ave. Madison Avc., 1215. 2 baths, \$2,500. Pease & Elliman, 340 Madison Ave. Madison Ave., 771. 4 baths.
De Peyster Realty Co., 92 Pine St.
Gon Park Ave. 4 baths, \$15,000.
Pease & Elliman, 349 Madison Ave.

Park Ave., 270. Douglas L. Eillman & Co., 15 E. 49th St. Park Ave. Operating Co., 512 5th Ave. Park Ave., 830. Douglas L. Elliman & Co., 15 E. 49th St. Park Ave., 1000, 4 baths. Bing & Bing, 119 W. 40th St.

THIRTEEN ROOMS

Th Ave. and 58th St., Alwyn Court. Douglas Gibbons & Co., 6 E. 46th St. Tth Ave. and 58th St. Alwyn Court. Douglan Gibbons & Co., 6 E. 46th St. 8th St., 11 E. 4 baths, \$12,500. Pease & Eiliman, 340 Madison Ave. On Park Ave. 4 baths, \$12,000. Pease & Elliman, 340 Madison Ave. Park Ave., 270. Douglas L. Elliman & Co., 15 E. 49th St.

FOURTEEN ROOMS

Pease & Elliman, 340 Madison Ave. Th Ave., 910. 5 baths, \$22,000.

Douglas L. Elliman & Co., 15 E. 49th St. Tth Ave. and 58th St., Alwyn Court. Douglas Gibbons & Co., 6 E. 46th St. Jth Ave. and 58th St. Alwyn Court. Douglas Gibbons & Co., 6 E. 46th St. Ton 5th Ave. 4 baths. Pease & Eillman, 340 Madison Ave. On Park Ave. 4 baths, \$15,000. Pease & Elliman, 340 Madison Ave. Park Ave., 270. Douglas L. Elliman & Co., 15 E. 49th St. FIFTEEN ROOMS

Th Ave., 910. 5 baths, \$26,000.

Douglas L. Elliman & Co., 15 E. 49th St. Park Ave., 270. Douglas L. Elliman & Co., 15 E. 49th St. Park Ave., 320, \$15,000, Pease & Elliman, 340 Madison Ave. SIXTEEN ROOMS

Park Ave., 270. Douglas L. Elliman & Co., 15 E. 49th St. SEVENTEEN ROOMS

Park Ave., 270. Douglas L. Elliman & Co., 15 E. 49th St. EIGHTEEN ROOMS

Park Ave., 640. 6 baths, \$18,000.

Douglas L. Elliman & Co., 15 E. 49th St. TWENTY-TWO ROOMS

Park Ave., 320. 7 baths, \$20,000. Pease & Elliman, Sau Madison Ave. TWENTY-EIGHT ROOMS h Ave., 907. \$37,500. Pease & Elliman, 340 Madison Ave.

Bronx TWO ROOMS Grand Concourse, 2634. Superintendent on premises.

THREE ROOMS 163d St., Teller Ave. Niewenhaus Co., 316 E. 161st St. Niewenhaus Co., 316 E. 161st St.
Concourse and 178th St.
Apply premises.
Davidson Ave., 2357
Apply premises.
Grand Concourse, 2054.
Agent on premises.
Grand Concourse, 2295.
Agent on premises.
Kingsbridge Road and Sedgwick Ave.
Apply premises.
Morris Ave. and Managements.

Morris Ave. and Fordham Road. Morris Ave., 2038. \$840. Porter & Co., 159 W. 125th St.

Morris Ave., 2042. \$75.
Porter & Co., 159 W. 125th St.
Porter & Co., 159 W. 125th St.
University Ave. and S. W. cor. 180th St.
Agent on premises.
Walton Ave, and 167th St.
Apply premises.

FOUR ROOMS

63d St., Teller Ave. Niewenhaus Co., 316 E. 161st St. Concourse and 178th St. Apply premises. Davidson Ave., 2357
Apply premises.
Grand Concourse, 2295.
Agent premises. Grand Concourse, 2516, \$75.
G. M. Scilow, on premises.
Grand Concourse, 2034.
Apply premises.
Brand Concourse, 2515-25.
Agent on premises.
Kingabridge Road and Sedgwick Ave.
Apply premises.
Corris Ave. and Fordham Road.
Apply premises.

Morris Ave. 2028, 2020.

Morris Ave. 2028, 2020. ourse, 2516, 275.

Morris Ave., 2038, \$960. Porter & Co., 159 W, 125th St. Morris Ave., 2042. \$1,032. Porter & Co., 159 W. 125th St. Montgomery, 1769.

Nehring Bros., 1441 St. Nicholas Avs.

Mount Hope Place and Morris Ave.

Apply premises. University Ave. and S. W. cor. Agent on premises. Walton Ave, and 167th St. Apply premises.

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Bronx

FIVE ROOMS 163d St. and Teller Ave. Niewenbaus Co., 316 M. 161st St. Concourse and 178th St. Apply premises.

Apply premises.
Davidson Ava., 2357
Apply premises.
Grand Concourse, 2295.
Agent premises.
Kingabridge Road and Sedgwick Ave.
by premises. Montgomery Ave., 1769. Nehring Bross, 1441 St. Nicholas Ave. Morris Ave., 2038. \$1,280. Porter & Co., 150 W. 125th St.

University Ave. and S. W. cor. 180th St. Agent on premises. University Ave., 1494, \$85. Shaw, Rockwell & Sanford, 1 W. 125th St. Walton Ave. and 167th St. Apply premises, Walton Ave. and 178th St.

SIX ROOMS

163d St. and Teller Ave. Niewenhaus Co., 316 E. 161st St. Grand Concourse, 964. \$75. Apply premises. Grand Concourse, 2205.
Agent premises. Holland Av., 2728, 2 blocks Allerton Av. Sub-Jacobs & Emil Leitner, 832 Westchester Ave.

SEVEN ROOMS 1634 St. and Teller Ave. Niewenhaus Co., 316 E. 161s; St EIGHT ROOMS

Apply premises. Fordham 7149.

Brooklyn ONE ROOM.

Pineapple St., 160-102, Brooklyn Heights, Rents \$55-\$75. Inquire on premises.

TWO ROOMS 82d St., cor. Ridge Houlevard. Premises Rockwell Bidg. Corp., 768 Rogers Ave. Columbia Heights, 202. Bath. Howard C. Pyle, 201 Montague St. Garden Place, bath. \$50. Nicola, 174 State St. Main 1975-W. Plerrepont St., bath, kitchenette, \$80, Nicola, 174 State St. Main 1975-W. Pineapple St., 100-102, Brooklyn Heights. Rents \$55-\$75. Inquire on premises.

THREE ROOMS

Ocean Ave., 279.
Westwood Realty Co., 685 Flatbush Ave.
Pincapple St., 100-102. Rents \$55-\$75.
Inquire on premises. 52d St., cor. Ridge Boulevard, Premises of Rockwell Bidg, Corp., 768 Rogers Ave.

FOUR ROOMS

Montague St., 109. Clinton Trading Corp., 186 Remsen St. Ocean Ave., 279.
Westwood Realty Co., 685 Flatbush Ave.
Henry St., 142. Bath, kitchen, \$110-\$120.
Inquire on premises.

FIVE ROOMS

Joralemon St., bath, kitchenette, \$125. Nicola, 174 State St. Main 1975-W. Ocean Ave., 279.
Westwood Realty Co., 685 Flatbush Ave.
Remsen St., bath, kitchenette, \$125.
Nicole, 174 State St. Main 1975-W.

SIX ROOMS Henry St., bath, kitchenette, \$135. Nicola, 174 State St. Main 1975-W. SEVEN ROOMS

Henry St., bath, kitchenette. \$150. Nicola, 174 State St. Main 1975-W. Prospect Park Plaza. \$175. J. H. Pennock & Co., 186 Reinsen St. State St., bath, kitchenete. \$80-\$100. Nicola, 174 State St. Main 1975-W.

TEN ROOMS Columbia Heights. 4 baths. Phone Main 2241.

Long Island TWO ROOMS Forest Hills Gardens, L. I. On premises Guyen L. C. Earle, 358 5th Ave., N. Y.

THREE ROOMS

Forest Hills Gardens, L. I. On premises Guyon L. C. Earle, 358 5th Ave., N. Y. FOUR ROOMS Forest Hills Gardens, L. I. On premises Guyon L. C. Earle, 358 5th Ave., N. Y.

FIVE ROOMS Forest Hills Gardens, L. I. On premises Guyon L. C. Earle, 358 5th Ave., N. Y. Jamaica. Garage; Improvements. Inquire Jamaica 2913.

SIX ROOMS 1. C Earle, 358 5th Ave., N. Y.

Jamaica. Unfurnished, Garage. Inquire Jamaica 2913, EIGHT ROOMS Jamaica Unfurnished. Garage. Inquire Jamaica 2913.

Westchester Lawrence St., 1. Direct Realty, 2030 Broadway

Yonkers, N. Y.

Belfort. 5 rooms. \$1,200. Yonkers Realty Exchange, 389 South B'way, Yonkers, N. T. Belfort, 6 rooms, \$1,500. Yonkers Realty Exchange, 389 South B'way, Yonkers, N. Y. Belfort, 7 rooms & 2 baths, \$1,800. Yonkers healty Exchange, 389 S. B'way, Yonkers.

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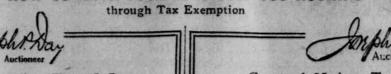
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And One Dwelling
OVERLOOKING NEW YORK HARBOR

On the Shore Road, BROOKLYN

86th, 87th, 92d, 93d and 94th Streets

70% may remain on Mortgage
Title Guarantee & Trust Company Title Policies Free.
VISIT THE PROPERTY TO-DAY. Take 4th Ave. B. R. T. Subway to 86th St., then walk two blocks to the property.

Tuesday, October 11

SPECIAL SALES DAY

Est. G. Emily Reynolds, Dec'd
Joseph Treanor McNaler, Esq.,
Executor.

Execut

Estate Sales

(100 Ft. E. of 11th Avenue), 3 and 4 story brick tenements to be sold as one parcel. Size 50x100.5.

Estate of Cornelius Daly, Dec'd

437-439 West 37th St.

S. E. Cor. Amsterdam

Ave. & 131st St.

(Known as 1435 Amsterdam Av.) 5 story brick tenement with store. Size 24.11x100.

Manhattan Properties

153-155-157 E. 85th St.

(Bet. Lexington and Third Aves.), Two 4-story brick and one 3-story frame flats, with one 3-story frame in rear, to be sold as one parcel. Size 76.8x102.2.

Messrs. Cohen, Gutman & Richter, Attys., 111 Broadway, N. Y. City.

S. S. West 138th St.

Large frame house containing 10 room

Liquidation Sale

350-356-362 Burns St.

Forest Hills, L. I.

Three 2-story and attic private dwellings with garages. To be sold separately. Sizes 46 and 47x100.

Itaniel J. Early, Atty., 320 Broadway, N. Y. City

Absolute Estate Sales

S. S. Teasdale Pl.

Near Boston Road, Bronx; Vacant plot of 4 lots to be seld as on parcel. Size 100x100. Joseph Treanor McNaier, Atty. 233 Broadway, N. Y. City.

E. S. Popham Ave.

Near Palisade Place, Borough of The Bronx. Three vacant plots to be sold separately, Sizes 56,02x100, 75x100 and 86,10x125,00x irreg. Messrs. Bauerdorf & Taylor, Attys., 256 Broadway, N. Y. City.

Bronx Properties

369-371 Ford St.

(Bet. 182nd and 183rd Sts.). Two story and basement brick dwellings, be sold separately. Sizes 25x100 cac

660-662-664 St. Ann's Av.

(Bet. Westchester Ave. and East 156t St.). Two 2-story frame dweilings an vacant lot, to be sold as one parcel Size of plot 75x72.50x irreg. Messrs. Davis & Davis, Attys., Knickerbocker Bidg., B'way & 42d St

E. S. Prospect Ave.

(330 Ft. N. of 187th St.)
Vacant plot. Size 100c95.
Welton C. Percy, Atty.,
32 Nassau St., N. Y. City.

Brooklyn Property

N. W. Cor. Morgan Av.

and Beadel St.

5-cent Fare

Buy Lots Near Subway and Trolley where thousands of families must buy and build soon, and where real estate values should greatly in-

Buy Waterfront-Bungalow Lots

and fishing, and in the neighbor-hood where millions of dollars have been invested in blocks of apartment houses and one and twofamily houses.

where about 50% of the growing industrial population cannot find houses and are compelled to live in other Boroughs of the City.

Buy at Your Own Price

holdings of the Flushing Bay Building Corporation for whatever they may bring.

NEW YORK CITY Waterfront-Bungalow LOTS TO BE SOLD SEPARATELY

with a large frontage on Flushing Bay, Astoria Ave., Ditmars Ave., Junction Ave. and adjoining streets in Elmhurst, N. Y. C.

ABSOLUTE AUCTION SALE Saturday, October 15th

Cor. Schurz Ave. and 38th St., Elmhurst, N. Y. C. 10% on Day of Sale 80% In Monthly 10% in Thirty Days 80% Installments of 2%

Title Guarantee & Trust Company Title Policies Free Savings Bank books, on proper assignment, as well as Liberty Bonds, at market value, accepted as deposit. Inspect the Property TO-DAY.

Ave. Elevated from 57th Street, Manhattan, to Junction Ave. station, then Junction Ave. surface line North through the property. Grand St. surface line from New York City through Brooklyn via Williamsburg Bridge to the property. Jackson Ave. surface line from New York City through Long Island City to within three blocks of the property. Flushing Ave. surface line through the property

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8th Ave., vicinity of 34th St.

4 STORY BUILDING, 20x100 FT.
For anic to close estate.
F. & G. PFLORM. EXST BROADWAY. FOR SALE OR TO LEASE, 44x100 ft., adjoining Broadway BELOW 3CH ST. BARGAIN. F. & G. PPLONN, 1233 BROADWAY.

24th St., near 4th Avenue F. & G. PFLOMM, 1333 BROADWAY. Supreme Court Partition Sale JOHN L. O'BRIEN, ESQ., Refered.

29 West 74th St.

343 East 16th St. (460 Ft. E. of Columbus Ave.). 4-story and basement brick and stone dwelling. and basement brick dwelling. Size 25x109.4. Messrs. Lachman & Goldsmith. Attys. for Defendants, 61 Broadway, N. Y. C.

Alva Collins, Atty, for Plaintiff, 141 Broadway, N. Y. City. Send for Bookmap

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In the 70s
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FOR SALE OR RENT.

JOSEPH A. CASSIDY, 206 Broadway. Telephone 6942 Cortlandt. story Am. basement house, with side light, n the Eighties, near Park Ave. PRICE 880,000. REASONABLE TERMS. F. & G. PFLOSM. 1233 BROADWAY.

2 TRIPLE Corner Apartment Houses

Nyack, N. Y. On River Road at Grand View on the Hudson

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AT 12 NOON IN THE EXCHANGE SALESROOM, 14-16 VESEY ST. Financial District Property 52-54 NEW ST.

NEAR EXCHANGE PLACE

ARTHUR C. SHERIDAN, Real Est. Aucti 152 Broadway. Cort. 1328.

From Battery to 14th St., Inclusive For Sale

Southwest cor. Harrison St. 20 X 50 3 story and basement new building

FOR RENT Entire building \$8,000 per annum or will rent

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Voluntary Auction Sale SATURDAY, OCT. 15,

LARGE NEW RESIDENCE, OUTBUILDINGS AND 50 ACRES OWNED BY ALFRED H. MULLIKEN, ESQ., LOCATED ON ONEOKE AVE., PONUS RIDGE SECTION OF

NEW CANAAN, CONN.

THE PROPERTY IS OPPOSITE MR. MULLIKEN'S 600 ACRE ESTATE AND ALSO ADJOINS THE NEW CANAAN COUNTRY CLUB.

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SATURDAY, OCTOBER 22

J. WATSON WEBB'S "WOODBURY HOUSE"

Magnificently fitted and appointed, furnished fireproof residence, with garage, stabling for 17 horses and all necessary outbuildings, on 74 improved acres in centre of Meadowbrook Hunting Country at

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new 5 story building, 50 x 115;

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Broadway near Canal St. Ex-

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\$18,000. Price \$225,000. Pres-

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Vicinity of 57th St. East. New

5 story factory, 140 x 100;

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Tenants pay taxes, assessments, repairs and insurance.

Note-Every one of these leases is guaranteed by exceptionally strong and representative corporations and individuals. Income is positive. Property is well located. Prices are less than reproduction value, and a certain enhancement of principal will be obtained. In the interim a return of anywhere from 8%, as if free and clear, to 20% on substantial equities.

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\$22,500 A 3 story high dwelling near 72d st. subway sta-tion. Price less than ground value. A real op-portunity.

26,500

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4 story high stoop in the seventles; 3 baths, parquet floors, electric light. Im-mediate possession. Terms to suit.

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Near 72d st. subway, modern 3 story, good order, rm mediate possession. Terms.

Excellent 3 story high stoop, \$10,000 expended in interior improvements, near Riverside Drive and subway. Immediate possession. Owner occupant. A bargain.

\$3,500 c a s b-4/5 story American basement, near Central Park West. New decoration. Vacant. Quick action necessary.

5 story American hasement, near Riverside Drive; side light, steam hast, a baths. Fossession guaranteed. A gem. Modern American basement, near Riverside Drive; side light, steam heat, 3 baths. Fossession guaranteed. A gem. Modern American basement near West in the foreign of the possession guaranteed. A gem. Modern American basement near West in the foreign of the possession guaranteed. A gem. Modern American basement near West in the foreign of the possession.

West 77th st., war con-tral Park. I story bigh stoop, 24x100; beautiful condition. Now accurred by owner, who will give

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IN THE BIG PUDDLE.

\$150,000 cash required.

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50% at 6% may remain on mortgage.

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Entire Block Front S. S. Beadel St.

Vandervoort St. to Morgan Ave. Flushing, L. I., Dwelling N. W. Cor. Crocheron Ave. & 22nd St.
2-story frame dwelling. Size 100x97.04.

Tuesday, October 11

70% on Mortgage for 3 years at 6% VISIT THE PROPERTY TO-DAY

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FIFTH AVENUE 34th to 42nd Streets
Will build for you and lease at loz rental twelve story business building having area of 110,000 square feet situated on one of the most prominent corners of Fifth Ave.; terms and price on application.

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English basement dwelling in East Sixtes; mimediate possession; contains seven bedrooms, four baths, parquet floors, steam heat; dining room opens on unique English and the steam of the s

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